Karen Johnson Davidson County
Batch# 541292 DEEDWARR
12/23/2020 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20201223-0152797

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2020

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvin D. Dillon Rachel Niederhausen Dillon	SIRVA MORTGAGE	091-06-3D-002.00 CO
(NAME)	(NAME)	
1000 59th Ave. N	6200 OAK TREE BLVD.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	INDEPENDENCE, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joseph Williams and Kristina Williams, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melvin D. Dillon and Rachel Niederhausen Dillon, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 5807 Morrow Road Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180111-0003629, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Williams and Kristina Williams, husband and wife by Warranty Deed from MRB Developers, LLC, a Tennessee limited liability company and Nathan Ledbetter, dated April 5, 2019 and recorded April 10, 2019 in Instrument No. 20190410-0032659, in the Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2021 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1000 59th Ave. N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 18 day of December, 2020.

Joseph Williams

Kristina Williams

State of WASHINGTON
County of King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Williams and Kristina Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2020.

Notary Public
My Commission Expires: 05/19/2022

File No.: 20202427

ALEJANDRO MANTECA
Notary Public
State of Washington
Commission Expires 05/19/2022

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

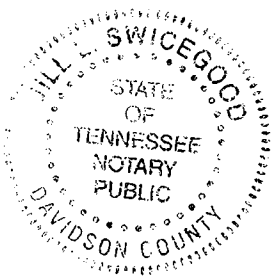
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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